

**TRANSFER
TAX
PAID**

**WARRANTY DEED
(Maine Statutory Short Form)**

48-209

KNOW ALL BY THESE PRESENTS, that **DELTA REALTY LLC**, a Maine limited liability company with a principal place of business at 120 Exchange Street, Portland, Maine, for consideration paid, GRANT TO **LAWRENCE A. ROGERS** and **CAROLE M. ROGERS**, as joint tenants and not tenants in common, whose mailing address is 220 Main Street, Waterville, Maine 04901, with WARRANTY COVENANTS, the real estate located on Pleasant Street in Waterville, Maine, described as follows:

Belanger House:

A certain lot or parcel of land with the buildings thereon situated in said Waterville, County of Kennebec and State of Maine, and being known as Lot No. 85 on a Plan described as Plan of Grace Emery Ware Property on North, Pleasant and Middle Streets in Waterville, Maine, said Plan being dated November 6, 1953, and made by Carl Crane, C.E., which Plan is recorded in Kennebec County Registry of Deeds in Plan Book 17B, Page 167, to which reference is made. Said Lot No. 85 is more particularly described as follows:

Begin at an iron pin in the east line of Pleasant Street, said pin being located at the southwest corner of the North Grammar School City Property; thence South 44° 0' E and a distance of one hundred twenty (120) feet to an iron pin; thence southwesterly and parallel with the east line of Pleasant Street, and a distance of 56.5 feet; thence westerly and a distance of one hundred and twenty (120) feet to an iron pin in the east line of Pleasant Street, said pin is fifty-nine and one half (59 1/2) feet from said School Property; thence northeasterly in the east line of Pleasant Street and a distance of fifty-nine and one half (59 1/2) feet to the point begun at.

Being all and the same premises acquired by Joseph E. Belanger and Jeannine L. Belanger by Warranty Deed from Roland G. Ware dated December 5, 1953 and recorded in the Kennebec County Registry of Deeds in Book 946, Page 157.

Also another certain lot or parcel of land with buildings if any thereon situated in the rear of lot number eighty-five (85) Pleasant Street in said Waterville, County of Kennebec and State of Maine, owned by said Belanger, bounded and described as follows:

Beginning at an iron pin in the ground at the southeasterly corner of the first lot described above, and Ouellette's northeasterly corner; thence northeasterly along the grantee's easterly line a distance of fifty-six and five tenths (56.5) feet to an iron pin in

@ Chris M. M. M.

48-209

the line of the North Grammar School lot, and the grantee's northeasterly corner; thence southeasterly along the said School Lot a distance of 109.2 feet to an iron pin in the ground; thence S 26° 40' W a distance of 59.3 feet to an iron pin in the ground; thence northwesterly and parallel with said School Lot a distance of 127 feet to an iron pin driven into the ground and point begun at.

Being all and the same premises acquired by Joseph E. Belanger and Jeannine L. Belanger by Warranty Deed from Richard A. Ouellette dated November 30, 1960 and recorded in the Kennebec County Registry of Deeds in Book 1211, Page 33. Being a portion of the premises conveyed to the Grantor herein by deed of I. Lawrence Gelman, Sole Trustee of the North Street Realty Trust dated December 13, 2002 and recorded in said Registry of Deeds in Book 7202, Page 73.

Subject to current 2003-04 taxes to the City of Waterville not yet due and payable (Waterville Tax Map 48, Lot 209).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed and sealed on May 5, 2004.

DELTA REALTY LLC

JR Cl
Witness

By: Art Girard
Arthur P. Girard, its sole Manager

State of Maine
County of Cumberland, ss

May 5, 2004

Then personally appeared before me the above named Arthur P. Girard and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me

JR Cl
Notary Public/Attorney at Law
Name: Lawrence R. Clough

Warranty Deed Pleasant St Prop
4/30/04 1:25 PM

Received Kennebec SS.
05/17/2004 9:06AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS